This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **2522**

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 09/22/06 12:07 2 pgs
Fees:13.00 Taxes:610.50
20060922-0117749

WARRANTY DEED

THIS INDENTURE, made and entered into this **September 14, 2006** ,by and between **Brian Edwards and Cathye A. Edwards, husband and wife**, parties of the first part, and **Nathan A. Mankin and Laura S. Mankin, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 407, PLAN OF CANDLESTICK FARMS, SECTION 4, as shown on plat of record in Plat Book 3600, Page 71, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brian Edwards and wife, Cathye A. Edwards by Warranty Deed from Rolland Pack and wife, Rebecca J. Pack, recorded on the 12th day of August, 1993 in Deed Book 9044, Page 922, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **147-14-0-131.00**
☒ Improved OR
☐ Unimproved property located at: **678 Brewer Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Brian Edwards

Cathye A. Edwards

STATE OF **Tennessee**
COUNTY OF **Williamson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Brian Edwards and Cathye A. Edwards, husband and wife** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 14th day of September, 2006.

Brenda P. Lehman Notary Public At Large Williamson County, Tennessee

Brenda P. Lehman Notary Public

My Commission Expires: 3/10/07

Rev. August 21, 2006

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Owner's Name: **Nathan A. Mankin and Laura S. Mankin**

and Address: **678 Brewer Drive, Nashville, TN 37211**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$165,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **9/14/2006.**

Notary Public

My Commission Expires: 3/10/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me this 14th day of September, 2006.

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

Notary Public